

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

In re:	:	
	:	
Sharon R. Baird	:	Chapter 13
Debtor	:	
	:	No. 17-10540-jkf
	:	
1600 Church Road Condominium Association	:	
	:	
Movant	:	
	:	
v.	:	
	:	
Sharon R. Baird	:	
Respondent	:	
	:	

**MOVANT 1600 CHURCH ROAD CONDOMINIUM ASSOCIATION
MOTION FOR RELIEF FROM AUTOMATIC STAY**

Movant, 1600 Church Road Condominium Association by its attorney, Hal A. Barrow, Esquire, hereby moves this Honorable Court for relief from the automatic stay, and in support thereof asserts the following:

1. The Debtor owns the property at 1600 Church Road, Unit A-105, Wyncote, Pennsylvania. The property is a Unit in 1600 Church Road Condominium Association. The Debtor also occupies the Unit.

2. At the time of the filing of this proceeding, debtor, Sharon R. Baird was indebted to the Association for assessments and related charges, all of which were and are due under the Association's Declaration of Condominium, its Bylaws, and the Pennsylvania Uniform Condominium Act, 68 Pa. C.S. §3101, *et seq.* The Association obtained a judgment against the debtor, which prompted the Debtor to initiate these proceedings.

3. As purported owner of the Unit, the Debtor is liable on an ongoing basis for the association fees against the Unit, including fees that are assessed and become due after the filing of this Motion for Relief.

4. Since the filing of his Petition, the Debtor has not paid any of the post-petition assessments and related charges due to the Association. A true and correct copy of the Transaction Listing, which is a business record of the Association and which shows all charges and credits to the account, is attached to this Motion.

WHEREFORE, 1600 Church Road Condominium Association respectfully request that this Honorable Court grant it relief from the automatic stay so that it may take any and all actions necessary or appropriate to collect the condominium fees and related charges (i.e. interest, late fees and collection expenses) which are or maybe due to the Association from Sharon R. Baird on account of her residence of 1600 Church Road, Unit A-105, Wyncote, Pennsylvania.

BARROW | HOFFMAN

By: 

Hal A. Barrow, Esquire
Attorney for Movant
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Warminster, PA 18974
(215) 956-9099

16-CHUR
1600 CHURCH ROAD
1600 CHURCH ROAD CONDOMINIUM
WYNCOPE PA

FirstService Residential
400 Campus Dr.
Suite 101
Collegeville PA 19426

Unit	Space	Resident	Type	Date	CC	Description	Check	Amount	Balance
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A105		Sharon Baird	App#	104316					0.00
		1600 Church Rd							318.44
		Wyncote PA 19095							368.44
			Chg	07/28/2011	LC	7/12/11 LATE FEE		50.00	318.44
			Chg	07/28/2011	LC	7/19/11 ELECTRIC		15.87	384.31
			Chg	08/01/2011	A1	Assoc. Fees-Monthly		318.44	702.75
			Chg	08/12/2011	LC	LATE FEES		50.00	752.75
			Chg	08/19/2011	UI	ELEC 7/7-8/5/11		392.60	1,145.35
			Chg	09/01/2011	A1	Assoc. Fees-Monthly		318.44	1,463.79
			Chg	09/12/2011	LC	LATE FEES		50.00	1,513.79
			Chg	09/16/2011	UI	ELEC 8/5 - 9/6/11		172.72	1,686.51
			Chg	10/01/2011	A1	Assoc. Fees-Monthly		318.44	2,004.95
			Chg	10/12/2011	LC	LATE FEES		50.00	2,054.95
			Chg	10/31/2011	UI	ELEC 09/06-10/05		142.60	2,197.55
			Chg	11/01/2011	A1	Assoc. Fees-Monthly		318.44	2,516.99
			Chg	11/11/2011	LE	OCT'11 LEGAL 24273		47.00	2,562.99
			Chg	11/12/2011	LC	LATE FEES		50.00	2,612.99
			Chg	11/30/2011	UI	ELEC 10/5-11/3/11		62.93	2,675.92
			Chg	12/01/2011	A1	Assoc. Fees-Monthly		318.44	2,994.36
			Chg	12/12/2011	LC	LATE FEES		50.00	3,044.36
			Chg	12/31/2011	UI	ELEC 11/03-12/08		71.65	3,116.01
			Chg	01/01/2012	A1	Assoc. Fees-Monthly		327.48	3,443.49
			Chg	01/20/2012	UI	ELEC 12/08-01/09		63.07	3,506.56
			Chg	02/01/2012	A1	Assoc. Fees-Monthly		327.48	3,834.04
			Chg	02/12/2012	LC	LATE FEES		50.00	3,884.04
			Chg	02/20/2012	UI	ELEC 01/09-02/08		64.82	3,948.86
			Chg	03/01/2012	A1	Assoc. Fees-Monthly		327.48	4,276.34
			Chg	03/12/2012	LC	LATE FEES		50.00	4,326.34
			Chg	03/19/2012	LE	FEB'12 LEGAL 24273		521.00	4,847.34
			Chg	03/20/2012	UI	ELEC 02/08-03/09		60.05	4,907.39
			Chg	04/01/2012	A1	Assoc. Fees-Monthly		327.48	5,234.87
			Pay	04/03/2012	LC	Lckbx Pmt		-95.00	5,139.87
			Chg	04/12/2012	LC	LATE FEES		50.00	5,189.87
			Chg	04/20/2012	UI	ELEC 3/9-4/6/12		77.82	5,267.69
			Chg	05/01/2012	A1	Assoc. Fees-Monthly		327.48	5,595.17
			Chg	05/15/2012	LC	LATE PAYMENT		50.00	5,645.17
			Chg	05/20/2012	UI	ELEC 04/06-05/08		107.04	5,752.21
			Chg	05/29/2012	LE	APRIL'12 LEGAL		626.00	6,378.21
			Chg	06/01/2012	A1	Assoc. Fees-Monthly		327.48	6,705.69
			Pay	06/06/2012	LC	pmt		-4.50	6,701.19
			Chg	06/12/2012	LC	LATE FEES		50.00	6,751.19
			Chg	06/20/2012	UI	ELEC 05/08-06/06		156.18	6,907.37
			Chg	07/01/2012	A1	Assoc. Fees-Monthly		327.48	7,234.85
			Chg	07/12/2012	LC	LATE FEES		50.00	7,284.85
			Chg	07/20/2012	UI	ELEC 06/06-07/09		227.55	7,512.40
			Chg	08/01/2012	A1	Assoc. Fees-Monthly		327.48	7,839.88
			Chg	08/13/2012	LC	LATE FEES		50.00	7,889.88
			Chg	08/20/2012	UI	ELEC 07/09-08/06		186.97	8,076.85
			Chg	09/01/2012	A1	Assoc. Fees-Monthly		327.48	8,404.33
			Chg	09/11/2012	LE	8/27/12 LEGAL		400.00	8,804.33
			Chg	09/12/2012	LC	LATE FEES		50.00	8,854.33
			Chg	09/20/2012	UI	ELEC 08/06-09/06		195.47	9,049.80
			Chg	10/01/2012	A1	Assoc. Fees-Monthly		327.48	9,377.28
			Chg	10/12/2012	LC	LATE FEES		50.00	9,427.28
			Chg	10/20/2012	UI	ELEC 09/06-10/04		129.90	9,557.18
			Chg	11/01/2012	A1	Assoc. Fees-Monthly		327.48	9,884.66
			Chg	12/01/2012	A1	Assoc. Fees-Monthly		327.48	10,212.14
			Chg	12/12/2012	LC	LATE FEES		50.00	10,262.14
			Chg	12/20/2012	UI	ELEC 10/04-12/05		105.99	10,368.13
			Chg	12/26/2012	LE	11/5/12 LEGAL 24273		425.00	10,793.13
			Chg	01/01/2013	A1	Assoc. Fees-Monthly		327.48	11,120.61
			Chg	01/14/2013	LC	LATE FEES		50.00	11,170.61
			Chg	01/20/2013	UI	ELEC 12/05-01/08		50.26	11,220.87
			Chg	02/01/2013	A1	Assoc. Fees-Monthly		327.48	11,548.35
			Chg	02/12/2013	LC	LATE FEES		50.00	11,598.35
			Chg	02/20/2013	UI	ELEC 01/08-02/07		48.34	11,646.69
			Chg	03/01/2013	A1	Assoc. Fees-Monthly		327.48	11,974.17
			Chg	03/04/2013	LE	Jan'13 Legal 24273		25.00	11,999.17
			Chg	03/12/2013	LC	LATE FEES		50.00	12,049.17
			Chg	03/18/2013	LE	Feb'13 Legal		185.00	12,234.17
			Chg	03/20/2013	UI	ELEC 02/07-03/08		50.12	12,284.29
			Chg	04/01/2013	A1	Assoc. Fees-Monthly		327.48	12,611.77
			Chg	04/12/2013	LC	LATE FEES		50.00	12,661.77
			Chg	04/20/2013	UI	ELEC 03/08-04/08		48.44	12,710.21
			Chg	05/01/2013	A1	Assoc. Fees-Monthly		327.48	13,037.69
			Chg	05/13/2013	LC	LATE FEES		50.00	13,087.69
			Chg	05/20/2013	UI	ELEC 04/08-05/08		60.43	13,148.12
			Chg	06/10/2013	A1	Assoc. Fees-Monthly		327.48	13,475.60

Resident Transaction Report
1600 CHURCH ROAD CONDOMINIUM ASSOCIATION
Dates 01/01/2000 to 02/18/2016

FirstService Residential
400 Campus Dr.
Suite 101
Collegeville PA 19426

16-CHUR
1600 CHURCH ROAD
1600 CHURCH ROAD CONDOMINIUM
WYNCOTE PA

Unit	Space	Resident	Type	Date	CC	Description	Check	Amount
Chg				06/13/2013	LC	LATE FEES		50.00
Chg				06/20/2013	UI	ELEC 05/08-06/06		89.77
Chg				07/01/2013	A1	Assoc. Fees-Monthly		327.48
Chg				07/09/2013	LE	6/6/13 Legal 24273		50.00
Chg				07/15/2013	LC	LATE FEES		50.00
Chg				07/20/2013	UI	ELEC 06/06-07/08		198.32
Chg				08/01/2013	A1	Assoc. Fees-Monthly		327.48
Chg				08/12/2013	LE	Jul'13 Legal		250.00
Chg				08/20/2013	UI	ELEC 07/08-08/07		168.18
Chg				09/01/2013	A1	Assoc. Fees-Monthly		327.48
Chg				09/12/2013	LC	LATE FEES		50.00
Chg				09/20/2013	UI	ELEC 08/07-09/06		151.11
Chg				10/01/2013	A1	Assoc. Fees-Monthly		327.48
Chg				10/15/2013	LC	LATE FEES		50.00
Chg				10/20/2013	UI	ELEC 09/06-10/07		91.05
Chg				11/01/2013	A1	Assoc. Fees-Monthly		327.48
Chg				11/13/2013	LC	LATE FEES		50.00
Chg				11/20/2013	UI	ELEC 10/07-11/04		46.91
Chg				12/01/2013	A1	Assoc. Fees-Monthly		327.48
Chg				12/12/2013	LC	LATE FEES		50.00
Chg				12/20/2013	UI	ELEC 11/04-12/06		55.61
Chg				01/01/2014	A1	Assoc. Fees-Monthly		327.48
Chg				01/13/2014	LC	LATE FEES		50.00
Chg				01/20/2014	UI	ELEC 12/06-01/08		56.53
Chg				02/01/2014	A1	Assoc. Fees-Monthly		327.48
Chg				02/12/2014	LC	LATE FEES		50.00
Chg				02/20/2014	UI	ELEC 01/08-02/10		51.03
Chg				03/01/2014	A1	Assoc. Fees-Monthly		327.48
Chg				03/10/2014	LE	FEB'14 LEGAL		52.00
Chg				03/20/2014	UI	ELEC 02/10-03/10		45.13
Chg				04/01/2014	A1	Assoc. Fees-Monthly		327.48
Chg				04/07/2014	le	MARCH'14 LEGAL		156.00
Chg				04/20/2014	UI	ELEC 03/10-04/08		48.67
Chg				05/01/2014	A1	Assoc. Fees-Monthly		327.48
Chg				05/13/2014	LC	LATE FEES		50.00
Chg				05/20/2014	UI	ELEC 04/08-05/07		44.07
Chg				06/01/2014	A1	Assoc. Fees-Monthly		327.48
Chg				06/09/2014	LE	5/8/14 Legal		78.00
Chg				06/20/2014	UI	ELEC 05/07-06/06		50.00
Chg				07/01/2014	A1	Assoc. Fees-Monthly		327.48
Chg				07/10/2014	vf	Dog Fine		500.00
Chg				07/14/2014	LC	LATE FEES		50.00
Chg				07/20/2014	UI	ELEC 06/06-07/08		162.84
Chg				08/01/2014	A1	Assoc. Fees-Monthly		327.48
Chg				08/12/2014	LC	LATE FEES		50.00
Chg				08/20/2014	UI	ELEC 07/08-08/06		159.47
Chg				08/22/2014	VF	VIOLATIONS/FINES		500.00
Chg				08/26/2014	VF	DOG VIOLATION		500.00
Chg				09/01/2014	A1	Assoc. Fees-Monthly		327.48
Chg				09/12/2014	LC	LATE FEES		50.00
Chg				09/20/2014	UI	ELEC 08/06-09/05		151.46
Chg				10/01/2014	A1	Assoc. Fees-Monthly		327.48
Chg				10/10/2014	VF	VIOLATION/FINE		500.00
Chg				10/14/2014	LC	LATE FEES		50.00
Chg				10/20/2014	UI	ELEC 09/05-10/06		108.91
Chg				11/01/2014	A1	Assoc. Fees-Monthly		327.48
Chg				11/12/2014	LC	LATE FEES		50.00
Chg				11/20/2014	UI	ELEC 10/06-11/04		80.79
Chg				11/26/2014	VF	VIOLATION		500.00
Chg				12/01/2014	A1	Assoc. Fees-Monthly		327.48
Chg				12/12/2014	LC	LATE FEES		50.00
Chg				12/20/2014	UI	ELEC 11/04-12/09		64.18
Chg				01/01/2015	A1	Assoc. Fees-Monthly		327.30
Chg				01/12/2015	LC	LATE FEES		50.00
Chg				01/20/2015	UI	ELEC 12/09-01/08		59.78
Chg				02/01/2015	A1	Assoc. Fees-Monthly		327.30
Chg				02/12/2015	LC	LATE FEES		50.00
Chg				02/20/2015	UI	ELEC 01/08-02/09		58.27
Chg				03/01/2015	A1	Assoc. Fees-Monthly		327.30
Chg				03/12/2015	LC	LATE FEES		50.00
Chg				03/16/2015	LE	Feb'15 Legal 21491		507.68
Chg				03/20/2015	UI	ELEC 02/09-03/10		74.41
Chg				04/01/2015	A1	Assoc. Fees-Monthly		327.30
Chg				04/03/2015	LC	LATE FEES		50.00
Chg				04/09/2015	UI	ELEC 03/10-04/03		50.00
Chg				04/15/2015	LE	Legal 21491		507.68
Chg				04/20/2015	UI	ELEC 03/10-04/03		50.00
Chg				04/27/2015	LE	Legal 21491		507.68
Chg				05/03/2015	UI	ELEC 04/03-05/03		50.00
Chg				05/10/2015	A1	Assoc. Fees-Monthly		327.30
Chg				05/17/2015	LC	LATE FEES		50.00
Chg				05/24/2015	UI	ELEC 05/03-05/24		50.00
Chg				06/01/2015	A1	Assoc. Fees-Monthly		327.30
Chg				06/08/2015	LC	LATE FEES		50.00
Chg				06/15/2015	UI	ELEC 05/24-06/15		50.00
Chg				06/22/2015	A1	Assoc. Fees-Monthly		327.30
Chg				06/29/2015	LC	LATE FEES		50.00
Chg				07/06/2015	UI	ELEC 06/15-07/06		50.00
Chg				07/13/2015	A1	Assoc. Fees-Monthly		327.30
Chg				07/20/2015	LC	LATE FEES		50.00
Chg				07/27/2015	UI	ELEC 07/06-07/27		50.00
Chg				08/03/2015	A1	Assoc. Fees-Monthly		327.30
Chg				08/10/2015	LC	LATE FEES		50.00
Chg				08/17/2015	UI	ELEC 07/27-08/17		50.00
Chg				08/24/2015	A1	Assoc. Fees-Monthly		327.30
Chg				08/31/2015	LC	LATE FEES		50.00
Chg				09/07/2015	UI	ELEC 08/17-09/07		50.00
Chg				09/14/2015	A1	Assoc. Fees-Monthly		327.30
Chg				09/21/2015	LC	LATE FEES		50.00
Chg				09/28/2015	UI	ELEC 09/07-09/28		50.00
Chg				10/05/2015	A1	Assoc. Fees-Monthly		327.30
Chg				10/12/2015	LC	LATE FEES		50.00
Chg				10/19/2015	UI	ELEC 09/28-10/19		50.00
Chg				10/26/2015	A1	Assoc. Fees-Monthly		327.30
Chg				11/02/2015	LC	LATE FEES		50.00
Chg				11/09/2015	UI	ELEC 10/19-11/09		50.00
Chg				11/16/2015	A1	Assoc. Fees-Monthly		327.30
Chg				11/23/2015	LC	LATE FEES		50.00
Chg				11/30/2015	UI	ELEC 11/09-11/30		50.00
Chg				12/07/2015	A1	Assoc. Fees-Monthly		327.30
Chg				12/14/2015	LC	LATE FEES		50.00
Chg				12/21/2015	UI	ELEC 11/30-12/21		50.00
Chg				12/28/2015	A1	Assoc. Fees-Monthly		327.30
Chg				01/04/2016	LC	LATE FEES		50.00
Chg				01/11/2016	UI	ELEC 12/21-01/11		50.00
Chg				01/18/2016	A1	Assoc. Fees-Monthly		327.30
Chg				01/25/2016	LC	LATE FEES		50.00
Chg				02/01/2016	UI	ELEC 01/11-02/01		50.00
Chg				02/08/2016	A1	Assoc. Fees-Monthly		327.30
Chg				02/15/2016	LC	LATE FEES		50.00
Chg				02/22/2016	UI	ELEC 02/01-02/22		50.00
Chg				03/01/2016	A1	Assoc. Fees-Monthly		327.30
Chg				03/08/2016	LC	LATE FEES		50.00
Chg				03/15/2016	UI	ELEC 02/22-03/15		50.00
Chg				03/22/2016	A1	Assoc. Fees-Monthly		327.30
Chg				03/29/2016	LC	LATE FEES		50.00
Chg				04/05/2016	UI	ELEC 03/15-04/05		50.00
Chg				04/12/2016	A1	Assoc. Fees-Monthly		327.30
Chg				04/19/2016	LC	LATE FEES		50.00
Chg				04/26/2016	UI	ELEC 04/05-04/26		50.00
Chg				05/03/2016	A1	Assoc. Fees-Monthly		327.30
Chg				05/10/2016	LC	LATE FEES		50.00
Chg				05/17/2016	UI	ELEC 04/26-05/17		50.00
Chg				05/24/2016	A1	Assoc. Fees-Monthly		327.30
Chg				06/01/2016	LC	LATE FEES		50.00
Chg				06/08/2016	UI	ELEC 05/17-06/08		50.00
Chg				06/15/2016	A1	Assoc. Fees-Monthly		327.30
Chg				06/22/2016	LC	LATE FEES		50.00
Chg				06/29/2016	UI	ELEC 06/08-06/29		50.00
Chg				07/06/2016	A1	Assoc. Fees-Monthly		327.30
Chg				07/13/2016	LC	LATE FEES		50.00
Chg				07/20/2016	UI	ELEC 06/29-07/20		50.00
Chg				07/27/2016	A1	Assoc. Fees-Monthly		327.30
Chg				08/03/2016	LC	LATE FEES		50.00
Chg				08/10/2016	UI	ELEC 07/20-08/10		50.00
Chg				08/17/2016	A1	Assoc. Fees-Monthly		327.30
Chg				08/24/2016	LC	LATE FEES		50.00
Chg				08/31/2016	UI	ELEC 08/10-08/31		50.00
Chg				09/07/2016	A1	Assoc. Fees-Monthly		327.30
Chg				09/14/2016	LC	LATE FEES		50.00
Chg				09/21/2016	UI	ELEC 08/31-09/21		50.00
Chg				09/28/2016	A1	Assoc. Fees-Monthly		327.30
Chg				10/05/2016	LC	LATE FEES		50.00
Chg				10/12/2016	UI	ELEC 09/21-10/12		50.00
Chg				10/19/2016	A1	Assoc. Fees-Monthly		327.30
Chg				10/26/2016	LC	LATE FEES		50.00
Chg				11/02/2016	UI	ELEC 10/12-11/02		50.00
Chg				11/09/2016	A1	Assoc. Fees-Monthly		327.30
Chg				11/16/2016	LC	LATE FEES		50.00
Chg				11/23/2016	UI	ELEC 11/02-11/23		50.00
Chg				11/30/2016	A1	Assoc. Fees-Monthly		327.30
Chg				12/07/2016	LC	LATE FEES		50.00
Chg				12/14/2016	UI	ELEC 11/23-12/14		50.00
Chg				12/21/2016	A1	Assoc. Fees-Monthly		327.30
Chg				12/28/2016	LC	LATE FEES		50.00
Chg				01/04/2017	UI	ELEC 12/14-01/04		50.00
Chg				01/11/2017	A1	Assoc. Fees-Monthly		327.30
Chg				01/18/2017	LC	LATE FEES		50.00
Chg				01/25/2017	UI	ELEC 01/04-01/25		50.00
Chg				02/01/2017	A1	Assoc. Fees-Monthly		327.30

02/18/2016 9:09 AM

Resident Transaction Report
1600 CHURCH ROAD CONDOMINIUM ASSOCIATION
Dates 01/01/2000 to 02/18/2016

16-CHUR
1600 CHURCH ROAD
1600 CHURCH ROAD CONDOMINIUM
WYNCOTE PA

FirstService Residential
400 Campus Dr.
Suite 101
Collegeville PA 19426

Unit	Space	Resident	Type	Date	CC	Description	Check	Amount	Balance
			Chg	04/20/2015	UI	ELEC 03/10-04/08		43.32	27,501.91
			Chg	05/01/2015	A1	Assoc. Fees-Monthly		337.30	27,839.21
			Chg	05/11/2015	LE	Apr'15 Legal 21846		52.00	27,891.21
			Chg	05/12/2015	LC	LATE FEES		50.00	27,941.21
			Chg	05/20/2015	UI	ELEC 04/08-05/07		50.68	27,991.89
			Chg	06/01/2015	A1	Assoc. Fees-Monthly		337.30	28,329.19
			Chg	06/12/2015	LC	LATE FEES		50.00	28,379.19
			Chg	06/20/2015	UI	ELEC 05/07-06/08		132.84	28,512.03
			Chg	06/22/2015	LE	May'15 Legal 22008		52.00	28,564.03
			Chg	07/01/2015	A1	Assoc. Fees-Monthly		337.30	28,901.33
			Chg	07/13/2015	LE	June'15 Legal 22123		337.30	29,238.63
			Chg	07/13/2015	LC	LATE FEES		50.00	29,288.63
			Chg	07/20/2015	UI	ELEC 06/08-07/08		180.98	29,469.61
			Chg	08/01/2015	A1	Assoc. Fees-Monthly		337.30	29,806.91
			Chg	08/10/2015	LE	Jul'15 Legal 22399		100.00	29,906.91
			Chg	08/12/2015	LC	LATE FEES		50.00	29,956.91
			Chg	08/20/2015	UI	ELEC 07/08-08/06		190.66	30,147.57
			Chg	09/01/2015	A1	Assoc. Fees-Monthly		337.30	30,484.87
			Chg	09/14/2015	LE	Aug'15 Legal 22418		350.00	30,834.87
			Chg	09/14/2015	LC	LATE FEES		50.00	30,884.87
			Chg	09/20/2015	UI	ELEC 08/06-09/11		196.25	31,081.12
			Chg	10/01/2015	A1	Assoc. Fees-Monthly		337.30	31,418.42
			Chg	10/13/2015	LC	LATE FEES		50.00	31,468.42
			Chg	10/19/2015	LE	Sep'15 Legal 22552		43.00	31,511.42
			Chg	10/20/2015	UI	ELEC 09/11-10/07		67.55	31,578.97
			Chg	11/01/2015	A1	Assoc. Fees-Monthly		337.30	31,916.27
			Chg	11/13/2015	LC	LATE FEES		50.00	31,966.27
			Chg	11/16/2015	LE	Oct'15 Legal 22772		423.00	32,389.27
			Chg	11/20/2015	UI	ELEC 10/07-11/05		58.55	32,447.82
			Chg	12/01/2015	A1	Assoc. Fees-Monthly		337.30	32,785.12
			Chg	12/14/2015	LE	Nov'15 Legal 23171		442.00	33,227.12
			Chg	12/14/2015	LC	LATE FEES		50.00	33,277.12
			Chg	12/20/2015	UI	ELEC 11/05-12/08		59.95	33,337.07

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 1600 CHURCH ROAD CONDOMINIUM ASSOCIATION
 Dates 01/01/2016 to 03/21/2017

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16-CHUR 1600 CHURCH ROAD
 1600 CHURCH ROAD CONDOMINIUM
 WYNCOTE PA 19095

FirstService Residential
 400 Campus Dr.
 Suite 101
 Collegeville PA 19426

Unit	Space	Resident	Type	Date	CC	Description	Check	Amount	Balance
A105		02 Sharon Baird	App#	104316			Beg Bal		33,961.77
		1600 Church Rd	Chg	01/01/2016	A1	Assoc. Fees-Monthly		342.66	34,304.43
		A-105	Chg	01/11/2016	LE	Dec'15 Legal 23334		234.00	34,538.43
		Wyncote PA 19095	Chg	01/12/2016	LC	LATE FEES		50.00	34,588.43
			Chg	01/14/2016	VF	DOG FINE		100.00	34,688.43
		1600 Church Road A105	Chg	01/20/2016	UI	ELEC 12/08-01/11		67.08	34,755.51
		WYNCOTE PA 19095	Chg	02/01/2016	A1	Assoc. Fees-Monthly		342.66	35,098.17
			Chg	02/12/2016	LC	LATE FEES		50.00	35,148.17
			Chg	02/16/2016	LE	Jan'16 Legal 23485		52.00	35,200.17
			Chg	02/20/2016	UI	ELEC 01/11-02/10		56.62	35,256.79
			Chg	03/01/2016	A1	Assoc. Fees-Monthly		342.66	35,599.45
			Chg	03/12/2016	LC	LATE FEES		50.00	35,649.45
			Chg	03/14/2016	LE	Feb'16 Legal 23724		156.00	35,805.45
			Chg	03/20/2016	UI	ELEC 02/10-03/10		53.96	35,859.41
			Chg	04/01/2016	A1	Assoc. Fees-Monthly		342.66	36,202.07
			Chg	04/11/2016	LE	March16 LGL 23875		156.00	36,358.07
			Chg	04/12/2016	LC	LATE FEES		50.00	36,408.07
			Chg	04/20/2016	UI	ELEC 03/10-04/08		51.38	36,459.45
			Chg	05/01/2016	A1	Assoc. Fees-Monthly		342.66	36,802.11
			Chg	05/12/2016	LC	LATE FEES		50.00	36,852.11
			Chg	05/16/2016	LE	Apr'16 Legal 24178-1		472.34	37,324.45
			Chg	05/20/2016	UI	ELEC 04/08-05/09		54.68	37,379.13
			Chg	06/01/2016	A1	Assoc. Fees-Monthly		342.66	37,721.79
			Chg	06/13/2016	LE	May'16 Legal 24299		1,078.00	38,799.79
			Chg	06/13/2016	LC	LATE FEES		50.00	38,849.79
			Chg	06/20/2016	UI	ELEC 05/09-06/08		57.35	38,907.14
			Chg	07/01/2016	A1	Assoc. Fees-Monthly		342.66	39,249.80
			Chg	07/12/2016	LC	LATE FEES		50.00	39,299.80
			Chg	07/15/2016	LE	Jun16 Legal 24480		52.00	39,351.80
			Chg	07/20/2016	UI	ELEC 06/08-07/08		79.36	39,431.16
			Chg	07/25/2016	LE	Jul16 Legal 24648		4,000.00	43,431.16
			Chg	08/01/2016	A1	Assoc. Fees-Monthly		342.66	43,773.82
			Chg	08/08/2016	LE	Jul'16 legal 24719		650.00	44,423.82
			Chg	08/12/2016	LC	LATE FEES		50.00	44,473.82
			Chg	08/20/2016	UI	ELEC 07/08-08/08		100.25	44,574.07
			Chg	09/01/2016	A1	Assoc. Fees-Monthly		342.66	44,916.73
			Chg	09/12/2016	LC	LATE FEES		50.00	44,966.73
			Chg	09/20/2016	UI	ELEC 08/08-09/07		98.71	45,065.44
			Chg	10/01/2016	A1	Assoc. Fees-Monthly		342.66	45,408.10
			Chg	10/10/2016	LE	Aug16 LGL 25056		1,997.00	47,405.10
			Chg	10/13/2016	LC	LATE FEES		50.00	47,455.10
			Chg	10/20/2016	UI	ELEC 09/07-10/06		72.16	47,527.26
			Chg	11/01/2016	A1	Assoc. Fees-Monthly		342.66	47,869.92
			Chg	11/14/2016	LE	10/27/16 Legal 25160		52.00	47,921.92
			Chg	11/14/2016	LC	LATE FEES		50.00	47,971.92
			Chg	11/20/2016	UI	ELEC 10/06-11/04		49.70	48,021.62
			Chg	12/01/2016	A1	Assoc. Fees-Monthly		342.66	48,364.28
			Chg	12/12/2016	LC	LATE FEES		50.00	48,414.28
			Chg	12/20/2016	UI	ELEC 11/04-12/07		52.79	48,467.07
			Chg	01/01/2017	A1	Assoc. Fees-Monthly		342.66	48,809.73
			Chg	01/04/2017	LE	Nov16 Legal 25408		922.00	49,731.73
			Chg	01/13/2017	LC	LATE FEES		50.00	49,781.73
			Chg	01/20/2017	UI	ELEC 12/07-01/10		53.18	49,834.91
			Chg	01/24/2017	LE	Dec16 Legal 25596		300.00	50,134.91
			Chg	02/01/2017	A1	Assoc. Fees-Monthly		342.66	50,477.57
			Chg	02/10/2017	LE	Dec16 Legal 25686		1,752.30	52,229.87
			Chg	02/13/2017	LC	LATE FEES		50.00	52,279.87
			Chg	03/01/2017	A1	Assoc. Fees-Monthly		342.66	52,622.53
			Chg	03/01/2017	UI	ELEC 01/10-02/09		49.75	52,672.28
			Chg	03/13/2017	LC	LATE FEES		50.00	52,722.28
			Chg	03/20/2017	UI	ELEC 02/09-03/10		47.75	52,770.03
			Chg	03/20/2017	LE	Feb17 Legal 25857		1,155.00	53,925.03
			Cr	03/21/2017	A1	Feb-Mar16 Assoc Fees		-685.36	53,239.67
			Cr	03/21/2017	UI	1/10-3/10 Electric		-97.50	53,142.17
			Cr	03/21/2017	LC	Feb-Mar17 Late Fees		-100.00	53,042.17
						End Bal			53,042.17